



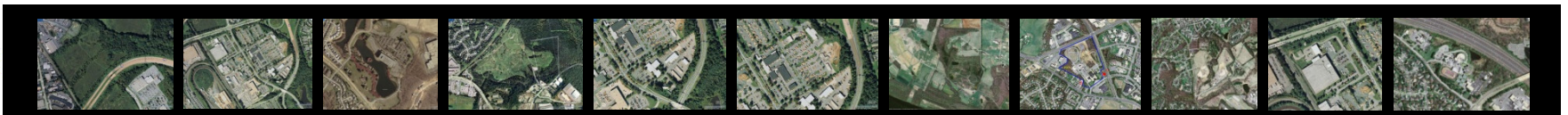
Public Safety Training Academy

Montgomery County's SMART GROWTH INITIATIVE

Webb Tract Presentation



Police Headquarters

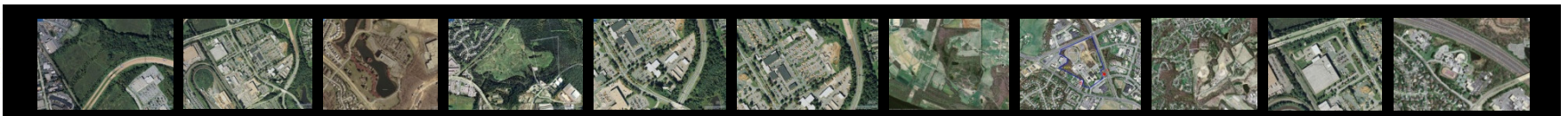


WHAT IS THE SMART GROWTH INITIATIVE?

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

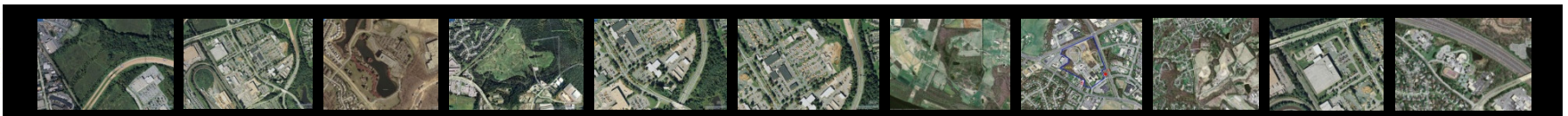
Decisions and policies today will affect the County of tomorrow. As the County looks to its future – we have important considerations:

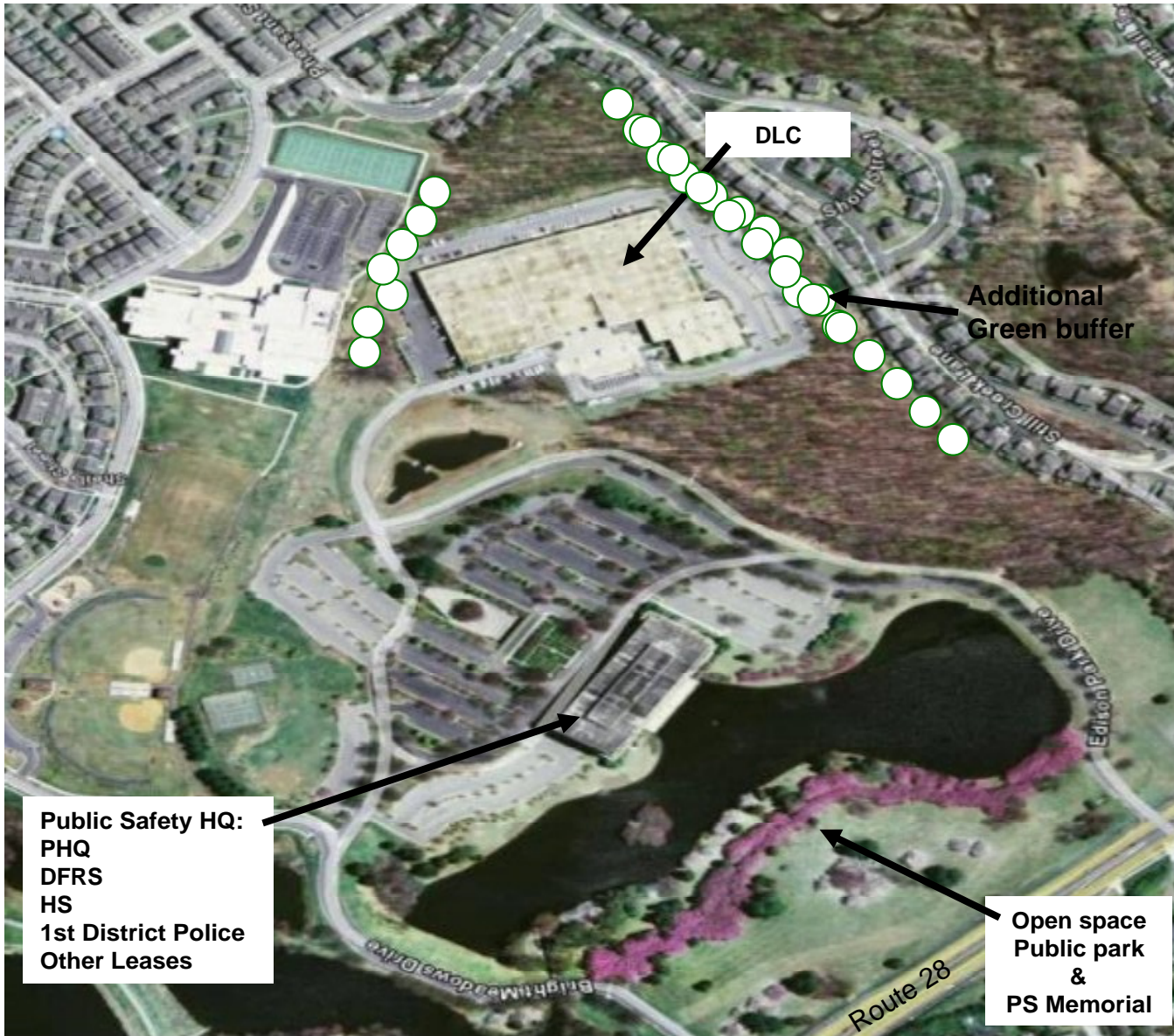
- ❖ **How do we meet our overdue need for investment in facilities while achieving -**
 - ❖ **Quality high paying jobs**
 - ❖ **Sufficient and affordable housing -- near mass transit**
 - ❖ **Redevelopment and clean-up of old industrial sites**
 - ❖ **Preservation of our agriculture reserve**



We will accomplish:

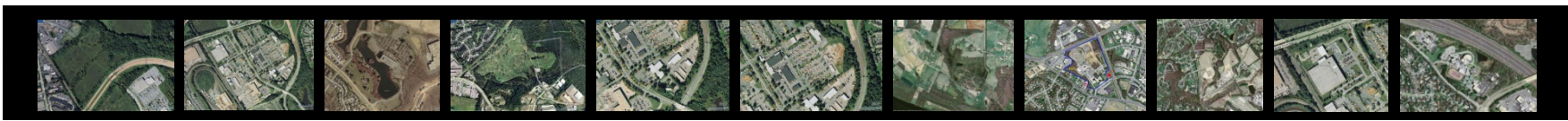
- TOD by implementing the Shady Grove Sector Plan -- thousands of new housing units will be created in an Urban Village near the Metro
- Clean up a “Brownfields” site turning old industrial area into a “Smart Growth” area.
- Create higher paying jobs in a transit oriented bioscience enclave at the Shady Grove Life Sciences Center adjacent to higher education campuses where scientists can live, learn, work, collaborate and enjoy life.
 - Keep our economy competitive -- nationally and internationally
 - Protect prior investment
- Modernize important public facilities such as;
 - the Public Safety Training Academy has severe space limitations and is in need of tens of millions of dollars in improvements;
 - Police headquarters is old, over-crowded and wholly inadequate;
 - the transportation maintenance depot at Shady Grove is too small and needs major renovation, and
 - the liquor warehouse is undersized at its current location
- Reduce the staggering \$22 Million that we spend annually on rent payments
- Create opportunities to protect our agricultural reserve





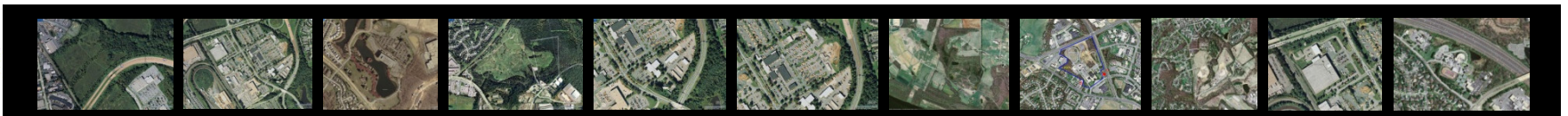
No plans for expansion

GE Technology Park
52 acres & Finmarc
36 acres

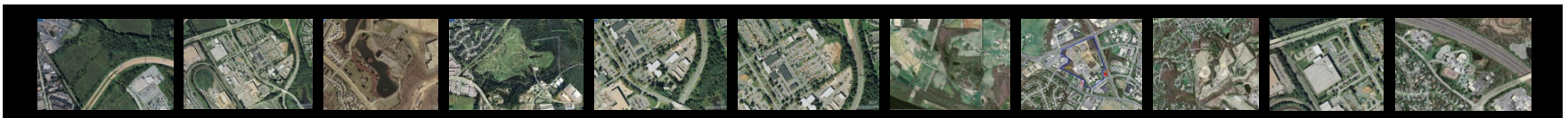
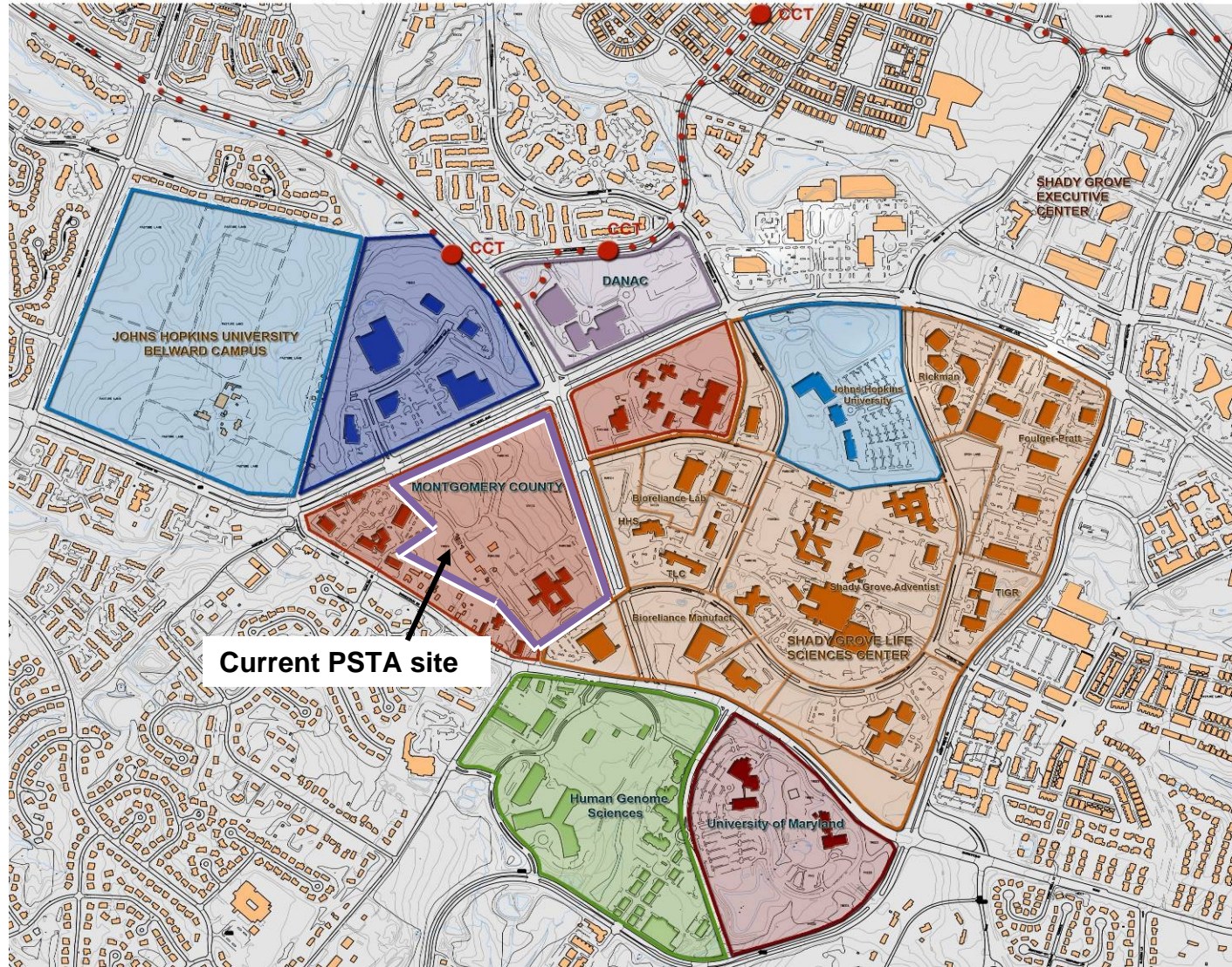


A place for translational research where...

- Scientists will research, live, shop and socialize
- Discoveries will be made, tested, developed and put to market
- We can develop our workforce through education and placement
- We can “home grow” scientists in a strong and vibrant community
 - K-12 programs for students to interact with scientists and be exposed to leading research
 - Undergraduate – where workforce development begins
 - Graduate – a springboard for researchers
- We can place our homegrown scientists in higher paying jobs with related jobs of all types



Bioscience Planning Area



Comparison between Renovated PSTA and a new PSTA building at Webb Tract

Item	Renovated <u>PSTA</u>	New <u>PSTA</u> at Webb Tract
Parking	327 Spaces	519 spaces
Building total gross SF	121,750	146,300
<u>GYM</u>	<ul style="list-style-type: none"> • HVAC upgrade • Paint • No expansion capability 	<ul style="list-style-type: none"> • New improved facility • Expansion capability
Firing range	<ul style="list-style-type: none"> • Limited number of lanes • Old firing technology 	<ul style="list-style-type: none"> • Expansion capability • More lanes • New firing technology
Training rooms	<ul style="list-style-type: none"> • Converted offices to training rooms caused shortage in number of offices needed 	<ul style="list-style-type: none"> • adequate number of offices and training rooms • latest IT technology
Training facilities	<ul style="list-style-type: none"> • No upgrade to IT system • There are a number of individual buildings scattered all over the site for various trainings. • Police does not have command training facility. 	<ul style="list-style-type: none"> • All training facilities will be designed in the <u>PSTA</u> main building for efficiency. • Police will have a command training facility.



Item

renovated PSTA

New PSTA

- Fire safety training areas around burn building are not designed to conform to the modern training needs.

- Fire safety training areas will be design with modern practices in mind.

Building operation

Due to complex and multiple construction/renovation phasing the PSTA operation will be disturbed for about 30 months

No interruption to the current operation

Building design efficiency

Current facility layout causes inefficient adjacencies and operation

New building will be designed with the required adjacencies and operation

Energy efficiency

Building systems and envelope are not energy efficient. For example we have windows that create hot environment in the summer and cold in the winter.

New building will be designed for maximum energy efficiency

Many energy efficient systems were value engineered due to the cost overrun.

Streetscape

No streetscape facility

There will be outdoor modern streetscape facility

Burn Building
Fire Station

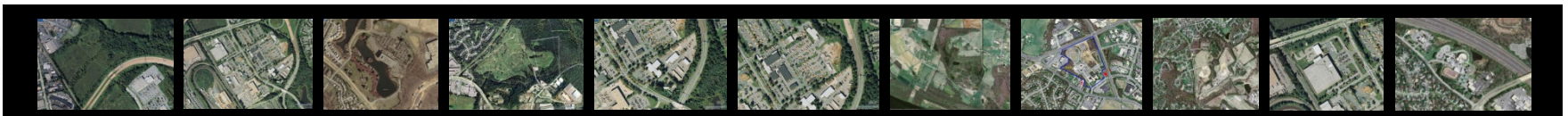
Burns class A
A small 2 Bays Fire Station

A new propane fueled facility
A 3 bays Fire Station when PSTA is relocated

Security

Due to the adjacency of the incubator, securing the site is not possible

Site will be dedicated to PSTA and security plans can be implemented



Item**renovated PSTA****New PSTA**

Roof

Roof needs replacement and task is not part of the CIP. We need to spend operating funds to perform the task.

NA

Auditorium

Renovation does not include auditorium

New site will include a pad for an auditorium (GE site has 2 auditorium)

Expansion

Not feasible

Built into the master plan

Mechanical system

There have been compromises in the size of the needed mechanical room.

Mechanical room will be designed to accommodate equipment needed





**PSTA Site
52 acres**





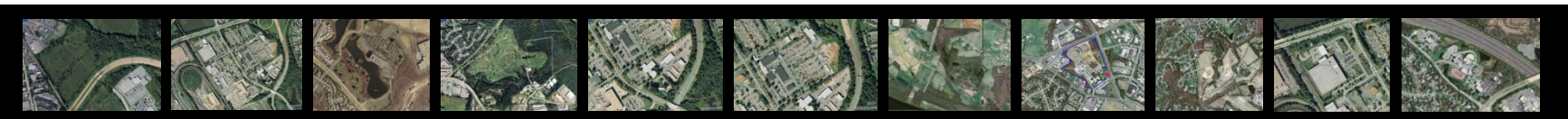
Shown: Current approved “Centerpark” site plan





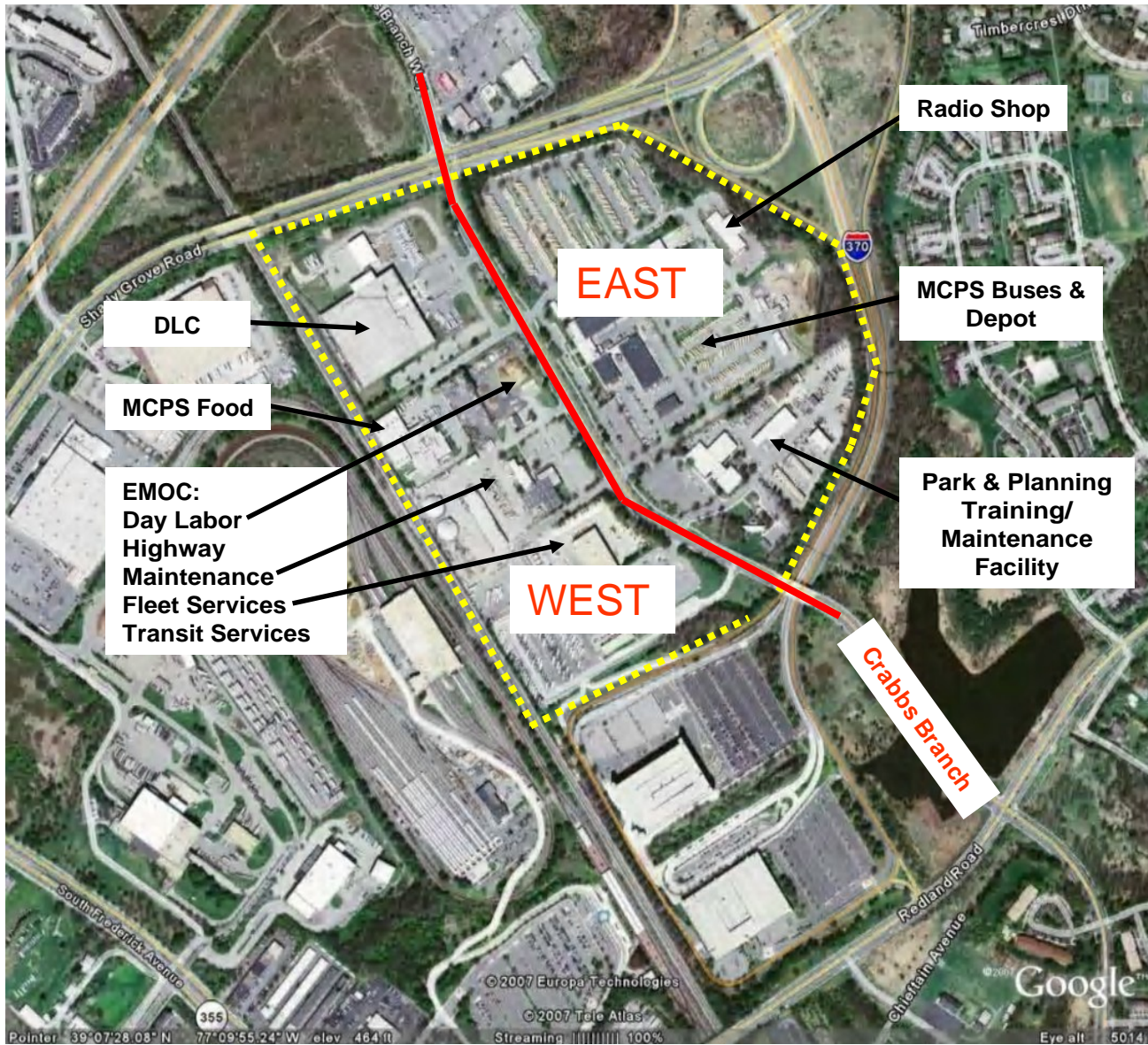
- Approximately 41 buildable acres to include:
- Buffer area and possible hiking trails to nearby park
- 13 warehouses replaced with a campus including a classroom building, a fire safety training structure and a food distribution warehouse

Possible new PSTA conceptual site layout



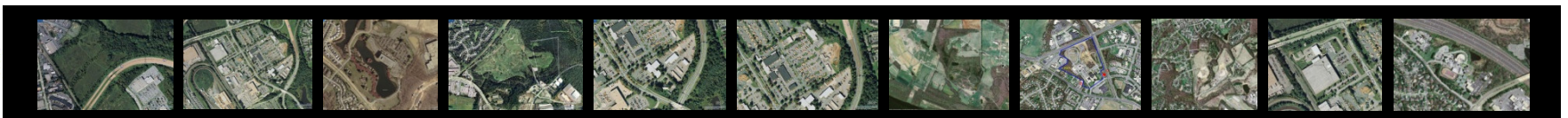
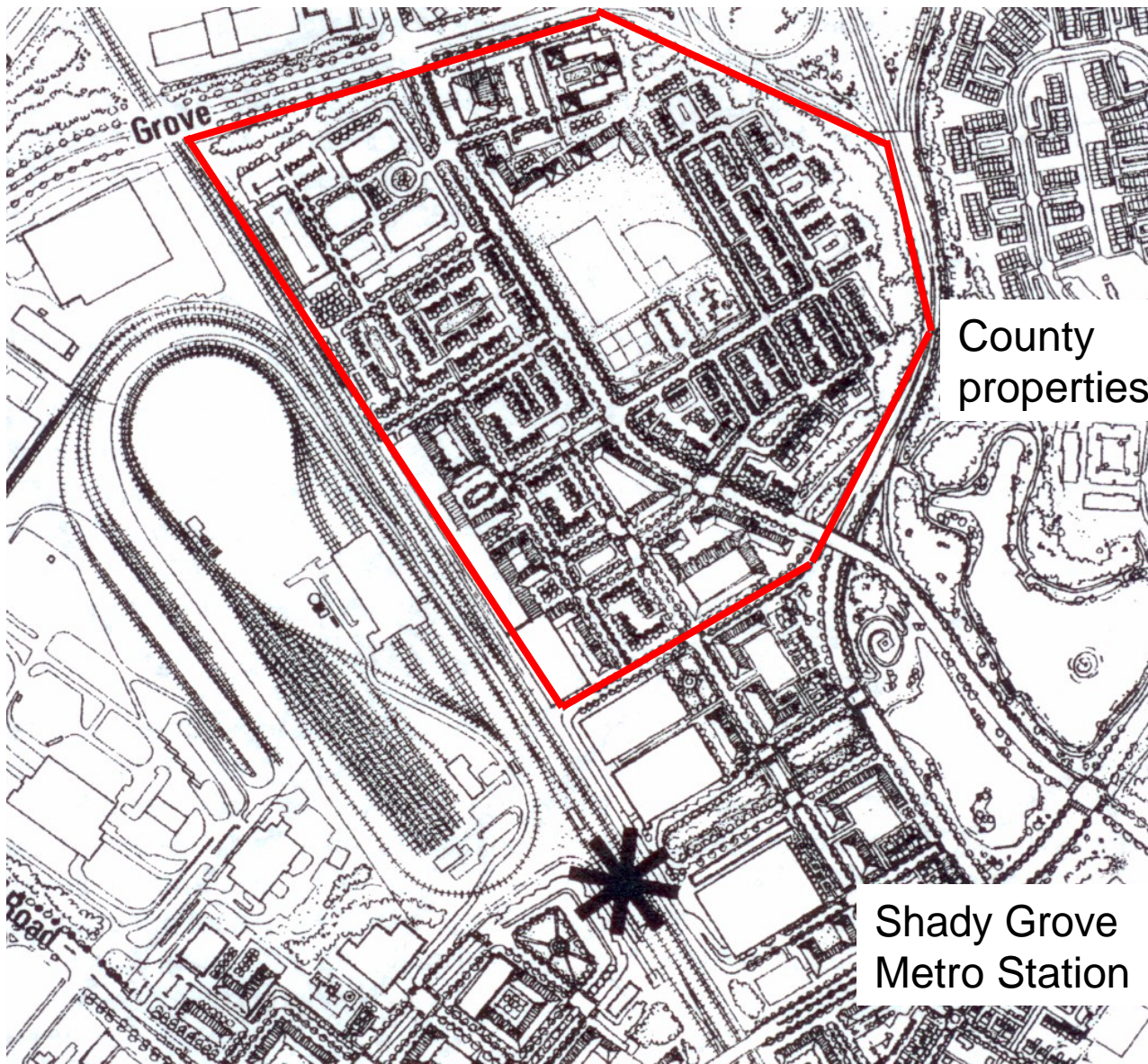
Current Conceptual Layout





**Crabbs Branch
Service Park
92 acres**





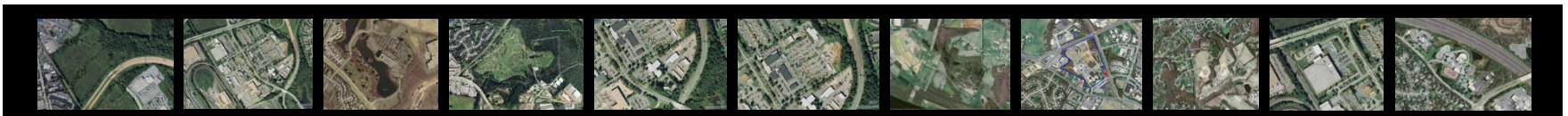
Vision

*Montgomery County as a leader in Biosciences, Green Technology;
and Agricultural Goods and Production*

Why is this vision important?

- Meet our overdue facility needs
- Economic resilience and sustainability
- Attract and retain scientists
- Create and expand high paying jobs with resulting positive effects
 - Jobs for our Children -- bioscience workers earn a significant wage premium compared with their counterparts in the rest of the private sector. (*Growing the Nation's Bioscience Sector: a Regional Perspective, Battelle, January, 2007*)
 - Other jobs across a broad professional and commercial spectrum
- Educated workforce specific to needs of companies

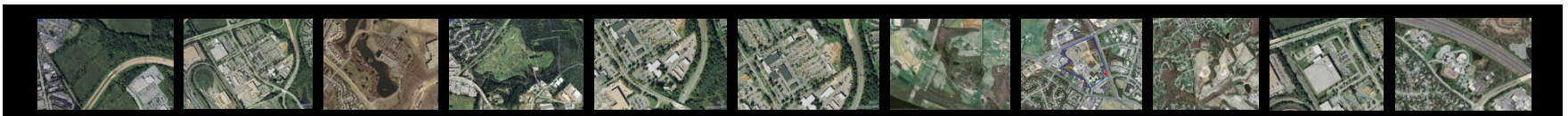
Montgomery College, University of Maryland at Shady Grove, Johns Hopkins
- Long range economic benefits - growing tax base to reduce disproportionate shouldering of burden
- Generation of tax benefits for state will reduce reliance on local government funding
- Protect our investment in Life Sciences



Why act now?

Why think and plan for the future?

- Current economy yields
 - Lowest prices for property
 - 15-20% reduction in construction services
 - Highest levels of competition
- Population will continue to grow -- need housing and quality jobs and government services
- Costs of services will continue to increase
- Economy needs to be healthy and robust now and in the future



Together we can...

- Provide new facilities befitting the needs of our Public Safety Service Providers
- Design and construct facilities with least possible community impact
- Implement a vision for the future that will benefit the entire county

